EURO PARTNER
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Code :	00071
Location :	Rogoznica
Building area :	315 m2
Land area :	700 m2
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	6
Distance from the center :	300 m
Distance from the sea :	300 m

Price : 1.400.000 €

BUILDING

Number of rooms :	6
Number of floors :	1
Energy class :	in preparation
Condition :	Newly built

AMENITIES

Number of parking spaces :	2

HEATING & COOLING

Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Septic tank :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes

We offer in the sale of exceptional real estate on the Adriatic coast near Rogoznica.
The small place Sevid near Marina is 12 km away from Rogoznica.
The villa was built on a plot of 940 m2, on a cascading terrain, which gives it an open view of the sea and surrounding islands.
Distance from the beach and the sea is approx. 300 m.
It is designed very carefully with an emphasis on functionality and comfort of both indoor and outdoor space.
The villa is very well built and equipped with 1st class materials, which are visible in every detail.
It spreads over 3 floors (basement, ground floor and first floor with sloping roof), gross area of

315 m2.
In the basement there is a garage for 2 cars, storage, and space for the pool engine room and water tank.
The residential part of the villa is designed as a spacious two-level

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four-bedroom apartment.
On the ground floor there is an entrance hall and a guest toilet, and a comfortable living area, which consists of a kitchen with pantry, dining room and living room, while on the first floor there are 4 spacious bedrooms (each with bathroom) and balcony.
Each room is air conditioned, the bathrooms have underfloor heating, and solar heating.
In addition, it has an outdoor auxiliary building of 130 m2 with many facilities such as a fitness room with jacuzzi and sauna, table tennis and darts, and a fully equipped outdoor summer kitchen with fireplace and dining area.
In the southern part of the plot there is an outdoor heated pool of 45 m2.
The entire plot is carefully horticulturally planted with Mediterranean plants and greenery.
A smaller vegetable garden is planned in the north-eastern part of the plot.
A pleasant stay, peace and quiet characterize the environment, since the neighboring facilities are not in the immediate vicinity.
The listed price refers to a fully furnished and equipped villa.